

**Certificate of Notice** Page 1 of 4  
 UNITED STATES BANKRUPTCY COURT  
 DISTRICT OF NEW JERSEY

In Re:

Jeanne A. Griscom

Case No.:

18-34133 JNP

Chapter:

13

Judge:

Jerrold N. Poslusny Jr.


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**NOTICE OF PROPOSED PRIVATE SALE**

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Jeanne A. Griscom, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Bankruptcy Court, U.S. Bankruptcy Court, U.S. Post Office & Courthouse Building, PO Box 2067, Camden, NJ 08101-2067
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If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny Jr. on November 23, 2021 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, Camden, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 228 Baldwin Road Glassboro, NJ 08029
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Proposed Purchaser: Brianna Griscom and David Griscom
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Sale price: \$172,000.00
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☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Steven Passarella, Esq Amount to be paid: \$2,000.00 Services rendered: Assist with sale of property.
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Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Joseph J. Rogers, Esq  
Address: 900 Route 168, Suite I-4, Turnersville, NJ 08021  
Telephone No.: 856-228-7964 / fax:856-228-7965

In re:  
Jeanne A. Griscom  
Debtor

Case No. 18-34133-JNP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Oct 25, 2021

User: admin  
Form ID: pdf905

Page 1 of 2  
Total Noticed: 23

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 27, 2021:

Recip ID	Recipient Name and Address
db	+ Jeanne A. Griscom, 317 Dundee Drive, Williamstown, NJ 08094-2911
poa	+ David L. Griscom, 65 Borrelly Boulevard, Sewell, NJ 08080-2414
cr	+ Planet Home Lending, LLC as servicer for Wilmington, Friedman Vartolo, LLP, 85 Broad Street, Suite 501, 85 Broad Street, Suite 501, New York, NY 10004-1734
cr	+ Wilmington Trust, National Association, not in its, Friedman Vartolo, LLP, 1325 Franklin Avenue, Ste. 230, Garden City, NY 11530-1631
517911746	+ Borough of Glassboro RCA, Home Improvement Program, 1 South Main Street, Glassboro, NJ 08028-2539
517981725	Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517911748	+ Financial Recoveries, Attn: Bankruptcy, Po Box 1388, Mount Laurel, NJ 08054-7388
517911749	+ Jefferson Health NJ, 500 Marlboro Ave, Cherry Hill, NJ 08002-2020
517911753	+ Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019-4620
517911754	+ Nationstar Mortgage, PO Box 650783, Dallas, TX 75265-0783
517981680	+ Nationstar Mortgage LLC, d/b/a Mr. Cooper, P.O. Box 619096, Dallas, TX 75261-9096
517911755	+ PNC Bank Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342-5433
517911757	+ The Bank of NY Mellon Trustee, 500 Grant Street -1000, Pittsburgh, PA 15258-0001
518301409	+ Wilmington Trust, National Association, et. al., c/o Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450-8342
518301410	+ Wilmington Trust, National Association, et. al., c/o Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450-8342

TOTAL: 15

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Oct 25 2021 20:23:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Oct 25 2021 20:23:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
517911747	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Oct 25 2021 20:38:45	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
517944303	Email/PDF: AIS.cocard.ebn@americaninfosource.com	Oct 25 2021 20:38:38	Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083
517911751	+ Email/Text: PBNCNotifications@peritussservices.com	Oct 25 2021 20:23:00	Kohls/Capital One, Kohls Credit, Po Box 3120, Milwaukee, WI 53201-3120
517911752	+ Email/Text: bankruptcydpt@mcmcg.com	Oct 25 2021 20:23:00	Midland Funding LLC, 3111 Camino Del Rio North Suite 1300, San Diego, CA 92108-5750
517911756	Email/Text: Bankruptcy.Notices@pnc.com	Oct 25 2021 20:23:00	PNC Bank National Association, PO Box 535230, Pittsburgh, PA 15253
517913889	+ Email/PDF: gecsedl@recoverycorp.com	Oct 25 2021 20:38:50	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

District/off: 0312-1

User: admin

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Date Rcvd: Oct 25, 2021

Form ID: pdf905

Total Noticed: 23

TOTAL: 8

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517911750	##+	KML Law Group PC, 216 Haddon Avenue Suite 406, Collingswood, NJ 08108-2812

TOTAL: 0 Undeliverable, 0 Duplicate, 1 Out of date forwarding address

**NOTICE CERTIFICATION**

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 27, 2021

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 25, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust VIII-B dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Jonathan C. Schwalb	on behalf of Creditor Planet Home Lending LLC as servicer for Wilmington Trust National Association, not in its individual capacity but solely in its capacity as Trustee of MFRA Trust 2014-2 bankruptcy@friedmanvartolo.com
Jonathan C. Schwalb	on behalf of Creditor Wilmington Trust National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 bankruptcy@friedmanvartolo.com
Joseph J. Rogers	on behalf of Debtor Jeanne A. Griscom jjresq@comcast.net jjrogers0507@gmail.com
Rebecca Ann Solarz	on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust VIII-B rsolarz@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7